

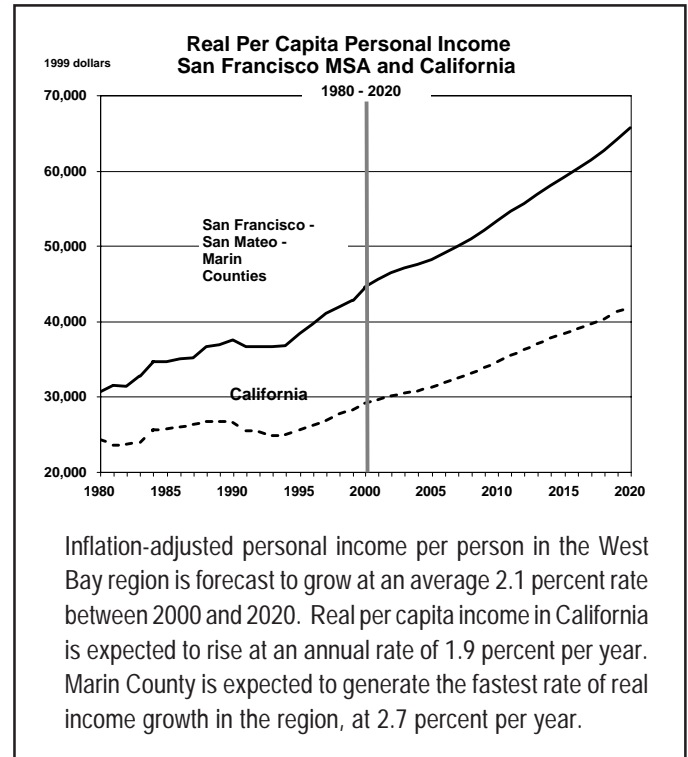
San Francisco-San Mateo-Marin Counties

CURRENT SETTING

San Francisco, San Mateo, and Marin Counties comprise the San Francisco Metropolitan Statistical Area in Northern California. The region currently has a population of 1.79 million residents. Total employment as of March 2000 stood at 1.05 million wage and salary workers. The creation of jobs advanced 3.1 percent in 1999, compared to 2.8 percent for the state of California.

FORECAST SUMMARY

- Among the three West Bay Counties, the greatest economic growth is forecast to occur in San Mateo County over the next 20 years. San Francisco County will continue to create jobs but at an accelerated rate of decline. Space and cost remain principal constraints in the City of San Francisco. Both population and employment opportunities in Marin County will grow the least of the three counties. Very high home prices limit population growth for the foreseeable future.
- Total wage and salary employment is forecast to grow an average of 2.2 percent a year through 2003, with slower growth averaging 1.2 percent a year from 2004 through 2012. Over the last eight years of the forecast, the average annual rate slows further to 0.6 percent.
- The region's share of California wage and salary employment is forecast to decline from 7.3 percent of the total in 1999 to 5.9 percent in 2020. During the 1970s, the region accounted for more than 9 percent of the state's employment.
- Per capita personal income is forecast to continue growing at a faster pace than for California as a whole. Real per capita income grows fastest over the forecast in Marin County at 2.6 percent per year.
- Resident income growth, together with abundant tourist dollars, is expected to result in taxable retail sales growth at an inflation-adjusted average annual rate of 2.0 percent over the range of the forecast. Estimated 1999 sales were \$17.4 billion. The forecast for 2020 is \$26.1 billion (in constant 1999 dollars).



- Vehicle registrations in the MSA are forecast to decline through 2014 at an average annual rate of 1.1 percent. Over the last six years of the forecast, the number of registrations is expected to rise again at an average rate of 0.6 percent a year, but the 1.18 million vehicles forecast for 2020 are far fewer than the 1998 peak of 1.38 million vehicles. The average number of persons per vehicle is expected to increase from 1.31 in 1999 to 1.71 in 2020.

EMPLOYMENT

During 1999, the region created 31,000 new wage and salary jobs. In 2000, the region is on pace to create another 30,000 jobs. However, after 2000, job creation is forecast to slow, averaging 17,300 new jobs per year between 2001 and 2010. After 2010, an average of 8,800 new jobs per year are forecast in the region. Most employment gains will occur in San Mateo County during the last 10 years of the forecast.

The principal sector of growth is services, followed by wholesale and retail trade. More than 100,000 new jobs will be created in the services sector, together with 52,000

new trade sector jobs by 2010. Manufacturing employment is expected to decline by 3,000 jobs between 2000 and 2010. The construction sector is forecast grow by a modest 4,000 jobs over this same time period.

INCOME

The average salary for all jobs in the San Francisco region in 2000 is \$51,700, about \$11,800 more than the average salary per worker in California. Per capital personal income in the region now averages \$44,700. For the population of California, per capita income averages \$29,200.

Consequently, incomes in the West Bay area are substantially higher than elsewhere in the state. Over the next

20 years, the disparity between per capita wealth in the region and the state is expected to widen.

Inflation adjusted per capita income grows at an average compound rate of growth of 2.1 percent per year between 2000 and 2020. The growth of real per capita income is just 1.9 percent for the state.

HOUSING AND DEMOGRAPHICS

Net in-migrating population averaged 17,500 per year between 1996 and 1998, falling to an estimated 8,000 net in-migrants in 1999. The pace of migration is expected to slow over the next 10 years, to an average of 4,700 per year, due to higher costs of living and the decline in job opportu-

ECONOMIC FORECAST: DEMOGRAPHICS, INCOME, SALES

year	Popula- tion	Net Migra- tion	Regis- tered Vehicles	House- holds	New Housing Units	Retail Sales	Personal Income	Real Per Capita Income	Farm Crop Sales	Indus- trial Output
	people	people	thousands of veh.	thousands of homes	homes	billions of \$	billions of \$	1999 \$ per person	millions of \$	billions of 1999 \$
1995	1,680,244	656	1,292	653	2,517	\$14	\$60	\$38,491	\$247	\$16.6
1996	1,705,935	18,996	1,314	654	3,325	\$15	\$64	\$39,669	\$261	\$17.2
1997	1,732,516	19,489	1,268	655	3,838	\$16	\$69	\$41,153	\$274	\$17.9
1998	1,753,591	16,272	1,383	659	5,224	\$16	\$72	\$41,971	\$242	\$18.4
1999	1,771,429	8,027	1,349	662	5,436	\$17	\$76	\$42,805	\$253	\$18.7
2000	1,787,507	8,515	1,325	666	5,369	\$18	\$83	\$45,347	\$264	\$19.5
2001	1,803,289	9,187	1,317	670	5,261	\$19	\$88	\$46,406	\$276	\$19.9
2002	1,816,497	8,978	1,310	674	5,164	\$20	\$93	\$47,361	\$287	\$20.4
2003	1,826,248	8,793	1,299	678	5,073	\$22	\$98	\$48,228	\$300	\$20.7
2004	1,833,512	8,625	1,286	682	4,947	\$23	\$103	\$48,886	\$313	\$21.1
2005	1,836,110	8,122	1,271	686	4,793	\$24	\$109	\$49,717	\$326	\$21.5
2006	1,837,367	7,441	1,251	690	4,574	\$25	\$115	\$50,740	\$338	\$21.9
2007	1,842,429	7,068	1,236	693	4,310	\$27	\$121	\$51,773	\$349	\$22.3
2008	1,847,378	6,829	1,219	697	3,998	\$28	\$128	\$52,972	\$361	\$22.8
2009	1,852,082	6,698	1,202	700	3,662	\$30	\$135	\$54,326	\$371	\$23.2
2010	1,856,570	6,549	1,185	703	3,328	\$31	\$143	\$55,840	\$382	\$23.6
2011	1,854,721	6,343	1,168	705	2,962	\$32	\$151	\$57,364	\$392	\$24.0
2012	1,852,716	6,129	1,155	707	2,600	\$34	\$159	\$58,800	\$401	\$24.5
2013	1,850,765	5,956	1,149	709	2,315	\$35	\$167	\$60,344	\$410	\$24.9
2014	1,848,794	5,794	1,146	711	2,093	\$37	\$175	\$61,759	\$420	\$25.3
2015	1,853,100	5,756	1,147	713	1,931	\$38	\$184	\$63,165	\$430	\$25.7
2016	1,857,162	5,695	1,153	714	1,818	\$40	\$193	\$64,588	\$440	\$26.1
2017	1,861,419	5,671	1,162	716	1,746	\$42	\$203	\$66,034	\$451	\$26.5
2018	1,865,882	5,541	1,169	717	1,706	\$43	\$214	\$67,578	\$462	\$27.0
2019	1,870,481	5,672	1,178	718	1,701	\$45	\$226	\$69,511	\$472	\$27.4
2020	1,875,040	6,061	1,186	720	1,710	\$47	\$237	\$71,186	\$483	\$27.8

Note: Historical data is shown for the years 1990 to 1999; forecasts begin in the year 2000

nities in San Francisco and San Mateo Counties. After 2010, the forecast of net migration turns negative, averaging -1,034 per year.

Population growth slows substantially in the region, averaging just 0.3 percent per year between 2000 and 2020.

New housing is expected to be built in San Francisco and San Mateo Counties during the first few years of the new millennium. About 11,000 new homes were constructed in these two counties during the 1998-1999 period. The rate of new housing slows to 4,600 units per year between 2000 and 2010, falling to 2,100 new homes per year between 2010 and 2020.

ECONOMIC FORECAST: EMPLOYMENT

Total Wage & Salary	Farm	Cons- truction	Mining	Manu- fac- toring	Trans. & Public Utilities	Trade	Finance, Insurance, Real Estate	Total Services	Gov- ern- ment
----- thousands of jobs -----									
920	3.7	27.7	0.6	72.9	74.2	198.0	95.9	322.0	125.0
952	3.6	31.0	0.6	75.6	76.4	200.6	98.1	341.8	124.1
987	3.6	35.1	0.6	76.7	79.0	206.9	103.0	358.2	124.0
1,016	3.6	38.3	0.5	77.1	80.1	211.2	108.0	374.4	122.7
1,047	3.6	42.1	0.4	74.6	81.7	217.7	108.0	392.9	125.6
1,077	3.6	43.2	0.7	75.3	83.4	224.6	108.3	411.3	126.8
1,101	3.7	43.3	0.7	75.3	84.7	231.1	108.5	426.9	126.8
1,123	3.7	43.5	0.7	75.2	85.9	237.2	108.7	440.5	127.2
1,141	3.7	43.7	0.7	75.0	87.0	242.9	109.0	452.0	127.5
1,158	3.7	43.8	0.7	74.6	87.9	248.3	109.1	461.7	127.9
1,174	3.7	44.1	0.7	74.2	88.8	253.3	109.3	471.1	128.5
1,190	3.7	44.6	0.7	73.9	89.8	258.2	109.5	480.5	129.5
1,206	3.7	45.1	0.7	73.5	90.8	262.8	109.6	489.2	130.4
1,221	3.7	45.8	0.7	73.1	91.8	267.4	109.8	497.3	131.1
1,235	3.7	46.6	0.7	72.6	92.8	272.0	109.9	505.0	131.8
1,250	3.7	47.4	0.7	72.0	93.8	276.5	110.0	512.5	132.9
1,264	3.7	48.3	0.8	71.3	94.9	281.1	110.1	519.4	134.3
1,276	3.7	49.1	0.8	70.7	95.9	285.5	110.2	524.7	135.5
1,287	3.7	50.0	0.8	70.0	96.9	289.8	110.3	528.9	136.5
1,296	3.7	50.8	0.8	69.3	97.8	293.9	110.4	532.0	137.3
1,304	3.7	51.5	0.8	68.6	98.8	297.8	110.5	534.5	138.1
1,311	3.7	52.3	0.8	67.8	99.7	301.6	110.6	536.3	138.5
1,318	3.7	53.1	0.8	67.0	100.7	305.1	110.7	538.0	139.1
1,325	3.7	54.0	0.8	66.2	101.7	308.5	110.8	539.7	139.6
1,332	3.7	55.1	0.8	65.1	102.7	311.8	111.0	541.7	140.2
1,338	3.7	56.0	0.9	64.2	103.8	315.0	111.1	542.8	140.7

San Francisco County

ECONOMIC FORECAST: DEMOGRAPHICS, INCOME, SALES

year	Popula- tion	Net Migra- tion	Regis- tered Vehicles	House- holds	New Housing Units	Retail Sales	Personal Income	Real Per Capita Income	Farm Crop Sales	Indus- trial Output
	people	people	thousands of veh.	thousands of homes	homes	billions of \$	billions of \$	1999 \$ per person	millions of \$	billions of 1999 \$
1990	727,873	-2,512	448	305.6	1,077	\$5.3	\$22.0	\$36,892	\$4.5	\$8.1
1991	732,287	2,616	452	307.2	987	\$5.2	\$22.4	\$35,989	\$3.7	\$7.8
1992	740,476	6,560	440	308.6	629	\$5.2	\$23.7	\$36,207	\$1.1	\$7.9
1993	750,736	9,108	430	309.2	1,001	\$5.2	\$24.3	\$35,812	\$2.2	\$8.0
1994	753,072	1,275	423	309.4	948	\$5.7	\$24.3	\$35,205	\$3.0	\$7.8
1995	751,532	-2,578	429	309.6	515	\$6.2	\$26.2	\$37,502	\$1.8	\$7.6
1996	768,263	15,984	438	309.9	1,478	\$6.7	\$27.7	\$38,077	\$1.6	\$8.0
1997	777,492	7,853	419	309.7	1,721	\$7.0	\$29.9	\$39,915	\$1.6	\$8.2
1998	784,624	10,745	446	311.1	2,336	\$6.9	\$31.5	\$40,873	\$2.0	\$8.3
1999	788,975	6,360	441	312.7	3,811	\$7.4	\$33.1	\$41,539	\$1.9	\$8.5
2000	792,049	5,169	441	313.2	2,254	\$7.7	\$34.5	\$41,999	\$2.2	\$9.1
2001	794,342	5,591	440	314.3	2,138	\$8.0	\$36.4	\$42,751	\$2.3	\$9.4
2002	795,577	5,306	439	315.4	2,005	\$8.3	\$38.1	\$43,404	\$2.5	\$9.6
2003	795,759	4,947	437	316.5	1,870	\$8.7	\$40.0	\$43,935	\$2.6	\$9.8
2004	795,186	4,675	435	317.6	1,777	\$9.0	\$41.8	\$44,325	\$2.7	\$10.0
2005	792,104	4,123	432	318.7	1,668	\$9.4	\$43.8	\$44,842	\$2.8	\$10.2
2006	788,669	3,387	429	319.7	1,588	\$9.9	\$45.9	\$45,558	\$2.9	\$10.3
2007	787,266	2,895	427	320.7	1,506	\$10.3	\$48.1	\$46,321	\$3.0	\$10.4
2008	785,791	2,509	424	321.6	1,414	\$10.7	\$50.4	\$47,225	\$3.1	\$10.6
2009	784,191	2,136	421	322.4	1,318	\$11.1	\$52.8	\$48,232	\$3.2	\$10.7
2010	782,469	1,705	418	323.2	1,220	\$11.5	\$55.4	\$49,368	\$3.3	\$10.8
2011	777,668	1,117	415	323.9	1,111	\$12.0	\$57.8	\$50,473	\$3.4	\$10.9
2012	772,800	386	413	324.6	1,000	\$12.4	\$60.2	\$51,504	\$3.5	\$11.0
2013	767,882	-347	412	325.1	912	\$12.8	\$62.7	\$52,700	\$3.6	\$11.2
2014	762,911	-1,081	412	325.6	839	\$13.2	\$65.3	\$53,823	\$3.7	\$11.3
2015	760,950	-1,740	412	326.1	786	\$13.6	\$67.9	\$54,986	\$3.8	\$11.5
2016	758,930	-2,432	413	326.5	745	\$14.0	\$70.7	\$56,224	\$3.9	\$11.6
2017	756,945	-3,121	414	326.9	715	\$14.4	\$73.6	\$57,515	\$3.9	\$11.8
2018	754,962	-3,905	415	327.3	691	\$14.9	\$76.7	\$58,955	\$4.0	\$11.9
2019	752,955	-4,624	417	327.6	680	\$15.3	\$80.2	\$60,683	\$4.1	\$12.1
2020	750,904	-5,104	418	328.0	681	\$15.8	\$83.5	\$62,363	\$4.2	\$12.2

Note: Historical data is shown for the years 1990 to 1999; forecasts begin in the year 2000

San Francisco County

ECONOMIC FORECAST: EMPLOYMENT

Total Wage & Salary	Farm	Construction and Mining	Manu- fac- toring	Trans. & Public Utilities	Trade	Finance, Insurance, Real Estate	Total Services	Gov- ern- ment
----- thousands of jobs -----								
558	0.0	13.5	38.3	37.3	108.0	73.0	195.5	92.8
546	0.0	13.5	38.5	36.0	101.8	72.9	190.4	93.0
529	0.0	11.8	37.0	36.9	94.9	69.3	190.5	88.5
521	0.0	11.4	37.0	36.0	93.4	68.1	190.3	85.1
513	0.6	11.5	35.9	35.1	94.5	67.0	186.3	81.9
514	0.4	12.1	35.6	33.9	96.3	65.5	190.4	79.5
530	0.4	13.2	35.3	36.0	98.0	67.1	201.0	79.2
549	0.2	14.7	35.1	36.9	102.2	70.3	209.4	79.9
566	0.2	15.7	35.1	37.3	105.0	73.8	222.0	76.9
583	0.2	17.3	34.0	38.0	108.2	73.8	233.0	78.7
599	0.2	17.8	34.9	40.2	109.0	73.7	243.2	79.9
609	0.1	17.8	35.2	41.1	110.1	73.7	251.0	80.3
618	0.1	17.8	35.2	41.9	111.2	73.6	257.9	80.7
626	0.1	17.8	34.9	42.8	112.4	73.5	263.7	81.1
633	0.1	17.8	34.5	43.4	113.6	73.4	268.5	81.5
639	0.1	17.9	34.0	43.9	114.8	73.3	273.2	82.0
646	0.1	18.0	33.4	44.4	115.9	73.2	278.0	82.7
652	0.1	18.1	32.7	44.9	117.0	73.1	282.3	83.6
658	0.1	18.3	32.0	45.3	118.1	73.0	286.4	84.4
663	0.1	18.5	31.3	45.7	119.2	72.9	290.3	85.1
669	0.1	18.7	30.6	46.0	120.3	72.8	294.0	86.0
674	0.1	18.9	29.9	46.3	121.3	72.7	297.5	87.2
679	0.1	19.1	29.2	46.7	122.3	72.6	300.2	88.4
683	0.1	19.3	28.7	47.1	123.3	72.5	302.3	89.4
686	0.1	19.5	28.3	47.5	124.2	72.3	303.8	90.2
689	0.1	19.7	27.9	47.8	125.1	72.2	305.1	91.0
691	0.1	19.9	27.5	48.1	126.0	72.2	306.0	91.5
694	0.1	20.1	27.2	48.3	126.8	72.1	306.9	92.0
696	0.1	20.3	27.0	48.5	127.6	72.1	307.7	92.6
698	0.1	20.6	26.8	48.6	128.3	72.0	308.7	93.0
700	0.1	20.8	26.6	48.8	128.9	72.0	309.3	93.5

San Mateo County

ECONOMIC FORECAST: DEMOGRAPHICS, INCOME, SALES

year	Popula- tion	Net Migra- tion	Regis- tered Vehicles	House- holds	New Housing Units	Retail Sales	Personal Income	Real Per Capita Income	Farm Crop Sales	Indus- trial Output
	people	people	thousands of veh.	thousands of homes	homes	billions of \$	billions of \$	1999 \$ per person	millions of \$	billions of 1999 \$
1990	651,401	3,820	652	241.3	827	\$4.9	\$19.2	\$36,108	\$208.9	\$7.7
1991	659,400	1,908	674	243.3	834	\$4.9	\$19.8	\$35,180	\$204.4	\$7.8
1992	670,452	5,264	672	244.2	938	\$5.0	\$20.7	\$35,057	\$207.3	\$7.8
1993	676,098	155	677	244.8	510	\$5.1	\$21.7	\$35,415	\$204.3	\$7.9
1994	681,759	54	663	245.5	900	\$5.1	\$22.7	\$36,257	\$208.9	\$8.0
1995	689,731	2,835	644	246.2	1,424	\$5.4	\$24.2	\$37,726	\$194.8	\$8.1
1996	698,042	3,204	654	247.3	1,105	\$6.0	\$26.0	\$39,262	\$202.8	\$8.3
1997	711,723	8,575	637	248.5	1,519	\$6.3	\$27.8	\$40,517	\$215.1	\$8.7
1998	723,524	4,623	712	249.8	2,175	\$6.6	\$28.9	\$40,954	\$184.1	\$9.1
1999	735,381	652	686	251.2	903	\$7.3	\$30.0	\$41,186	\$194.3	\$9.1
2000	747,061	1,782	662	253.4	2,537	\$7.8	\$33.2	\$44,121	\$204.0	\$9.3
2001	759,313	1,793	656	255.6	2,483	\$8.4	\$35.2	\$45,122	\$214.3	\$9.6
2002	770,102	1,652	652	257.8	2,435	\$9.0	\$37.1	\$45,952	\$223.8	\$9.8
2003	778,498	1,470	645	259.9	2,390	\$9.6	\$39.0	\$46,583	\$234.1	\$9.9
2004	785,237	1,273	637	262.0	2,325	\$10.2	\$41.0	\$47,002	\$245.0	\$10.1
2005	790,058	987	627	264.1	2,243	\$10.8	\$43.1	\$47,553	\$255.5	\$10.4
2006	793,987	739	615	266.1	2,125	\$11.4	\$45.4	\$48,318	\$265.4	\$10.6
2007	799,494	595	605	268.0	1,980	\$12.0	\$47.8	\$49,105	\$275.1	\$10.9
2008	804,950	483	594	269.8	1,808	\$12.7	\$50.4	\$50,044	\$284.6	\$11.2
2009	810,291	390	583	271.5	1,623	\$13.3	\$53.0	\$51,081	\$293.3	\$11.4
2010	815,532	311	572	273.0	1,438	\$14.0	\$55.9	\$52,245	\$302.0	\$11.7
2011	817,891	212	562	274.4	1,236	\$14.7	\$58.6	\$53,321	\$309.9	\$12.0
2012	820,153	157	554	275.6	1,035	\$15.4	\$61.3	\$54,247	\$317.6	\$12.3
2013	822,467	192	549	276.7	875	\$16.1	\$64.2	\$55,312	\$325.4	\$12.6
2014	824,792	238	547	277.7	749	\$16.8	\$67.0	\$56,210	\$333.1	\$12.8
2015	829,906	338	548	278.6	657	\$17.5	\$70.0	\$57,081	\$341.4	\$13.1
2016	834,809	476	552	279.4	590	\$18.2	\$73.1	\$57,958	\$349.7	\$13.4
2017	839,841	627	558	280.1	546	\$18.9	\$76.3	\$58,808	\$358.2	\$13.7
2018	844,993	789	562	280.9	519	\$19.6	\$79.8	\$59,731	\$367.0	\$14.0
2019	850,241	1,005	567	281.6	512	\$20.3	\$83.7	\$60,883	\$375.8	\$14.3
2020	855,506	1,351	572	282.3	511	\$21.0	\$87.5	\$61,869	\$384.3	\$14.6

Note: Historical data is shown for the years 1990 to 1999; forecasts begin in the year 2000

San Mateo County

ECONOMIC FORECAST: EMPLOYMENT

Total Wage & Salary	Farm	Construction and Mining	Manu- fac- toring	Trans. & Public Utilities	Trade	Finance, Insurance, Real Estate	Total Services	Gov- ern- ment
----- thousands of jobs -----								
298.7	3.1	13.3	34.7	36.4	77.3	21.2	79.3	33.4
301.2	3.1	12.7	34.5	38.3	76.5	21.6	81.6	32.9
294.7	3.2	11.4	33.2	38.4	74.0	21.7	80.5	32.3
294.7	3.3	10.8	32.8	37.7	71.7	22.2	84.4	31.8
296.3	2.8	11.1	32.3	37.5	72.2	22.0	86.3	32.1
305.7	2.6	11.5	32.6	37.7	73.7	21.2	94.4	32.0
319.2	2.7	13.4	35.3	37.6	75.0	21.6	102.5	31.1
333.6	2.9	15.3	36.7	38.8	76.9	23.0	109.9	30.1
344.5	2.9	17.1	37.7	40.0	78.6	24.3	112.5	31.4
354.0	2.9	19.6	35.8	40.0	80.5	24.4	118.6	32.2
365.4	2.9	19.9	36.4	40.1	83.7	24.4	125.7	32.4
376.4	2.9	19.9	36.8	40.6	86.6	24.7	132.4	32.5
386.1	2.9	20.0	37.2	40.8	89.3	25.0	138.3	32.7
394.5	2.9	20.0	37.5	41.0	91.8	25.2	143.2	32.8
401.8	2.9	20.0	37.8	41.1	94.1	25.5	147.3	32.9
409.2	2.9	20.1	38.2	41.5	96.3	25.7	151.4	33.1
416.8	2.9	20.3	38.7	41.9	98.4	25.9	155.4	33.3
424.0	2.9	20.6	39.1	42.3	100.4	26.1	159.1	33.4
430.9	2.9	20.9	39.5	42.7	102.3	26.3	162.6	33.6
437.5	2.9	21.3	39.8	43.2	104.2	26.5	165.9	33.6
444.3	2.9	21.8	40.1	43.8	106.1	26.7	169.1	33.8
450.8	2.9	22.2	40.4	44.4	107.9	26.9	172.1	34.0
456.2	2.9	22.6	40.6	44.8	109.7	27.1	174.3	34.1
460.9	2.9	23.0	40.7	45.2	111.4	27.2	176.1	34.2
464.9	2.9	23.4	40.8	45.5	113.0	27.4	177.4	34.4
468.6	2.9	23.8	40.9	45.9	114.5	27.5	178.5	34.5
471.9	2.9	24.2	41.0	46.4	115.9	27.6	179.3	34.5
475.0	2.9	24.6	41.1	46.8	117.1	27.8	180.0	34.6
478.3	2.9	25.1	41.2	47.4	118.3	27.9	180.7	34.7
481.7	2.9	25.6	41.2	48.0	119.5	28.0	181.6	34.8
484.4	2.9	26.1	41.2	48.4	120.6	28.2	182.1	34.9

Marin County

ECONOMIC FORECAST: DEMOGRAPHICS, INCOME, SALES

year	Popula- tion	Net Migra- tion	Regis- tered Vehicles	House- holds	New Housing Units	Retail Sales	Personal Income	Real Per Capita Income	Farm Crop Sales	Indus- trial Output
	people	people	thousands of veh.	thousands of homes	homes	billions of \$	billions of \$	1999 \$ per person	millions of \$	billions of 1999 \$
1990	230,155	2,884	214.6	94.9	807	\$1.8	\$8.3	\$43,949	\$45.8	\$0.7
1991	232,944	1,501	219.3	95.7	433	\$1.7	\$8.5	\$42,929	\$42.6	\$0.7
1992	235,881	1,723	218.5	96.5	302	\$1.8	\$9.0	\$43,140	\$42.0	\$0.7
1993	236,928	-155	220.8	96.8	301	\$1.8	\$9.2	\$43,067	\$44.4	\$0.8
1994	237,657	-14	217.9	97.0	351	\$1.9	\$9.6	\$43,959	\$52.4	\$0.7
1995	238,981	399	219.6	97.2	578	\$1.9	\$9.7	\$43,815	\$50.7	\$0.7
1996	239,630	-192	221.7	96.8	742	\$2.1	\$10.4	\$45,961	\$56.4	\$0.8
1997	243,301	3,061	212.3	96.9	598	\$2.2	\$11.0	\$46,968	\$57.3	\$0.9
1998	245,443	904	225.6	97.7	713	\$2.4	\$11.6	\$48,499	\$56.2	\$0.8
1999	247,073	1,015	221.9	98.2	722	\$2.7	\$12.7	\$51,670	\$56.5	\$1.0
2000	248,397	231	222.3	99.4	602	\$2.7	\$13.9	\$55,077	\$57.9	\$0.9
2001	249,634	189	220.5	100.2	673	\$2.9	\$14.8	\$56,779	\$59.6	\$0.9
2002	250,818	160	219.1	101.1	766	\$3.0	\$15.6	\$58,306	\$61.2	\$0.9
2003	251,991	123	216.9	101.8	864	\$3.1	\$16.4	\$59,621	\$63.1	\$0.9
2004	253,089	69	214.2	102.6	903	\$3.3	\$17.2	\$60,685	\$65.2	\$0.9
2005	253,948	9	211.0	103.4	945	\$3.4	\$18.1	\$61,937	\$67.3	\$0.9
2006	254,711	-14	206.8	104.1	927	\$3.6	\$19.1	\$63,491	\$69.2	\$0.9
2007	255,669	-20	203.7	104.8	890	\$3.8	\$20.1	\$65,087	\$71.1	\$0.9
2008	256,637	-25	200.2	105.5	839	\$3.9	\$21.2	\$66,901	\$73.0	\$1.0
2009	257,600	-23	196.6	106.1	783	\$4.1	\$22.3	\$68,864	\$74.8	\$1.0
2010	258,569	-8	193.0	106.7	728	\$4.3	\$23.5	\$71,024	\$76.5	\$1.0
2011	259,162	15	189.5	107.2	670	\$4.5	\$24.6	\$73,078	\$78.1	\$1.1
2012	259,763	74	186.9	107.7	614	\$4.7	\$25.7	\$74,925	\$79.7	\$1.1
2013	260,416	171	185.5	108.1	571	\$4.8	\$27.0	\$76,967	\$81.3	\$1.2
2014	261,091	272	184.8	108.4	539	\$5.0	\$28.1	\$78,767	\$83.0	\$1.2
2015	262,244	389	184.9	108.8	516	\$5.1	\$29.4	\$80,530	\$84.7	\$1.2
2016	263,423	525	186.2	109.1	502	\$5.3	\$30.7	\$82,281	\$86.6	\$1.2
2017	264,633	666	188.1	109.3	496	\$5.5	\$32.0	\$83,972	\$88.4	\$1.2
2018	265,927	823	189.5	109.6	497	\$5.6	\$33.5	\$85,742	\$90.4	\$1.2
2019	267,285	995	191.2	109.9	503	\$5.8	\$35.2	\$87,810	\$92.4	\$1.2
2020	268,630	1,196	192.9	110.1	501	\$6.0	\$36.8	\$89,611	\$94.3	\$1.2

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Marin County

ECONOMIC FORECAST: EMPLOYMENT

Total Wage & Salary	Farm	Construction and Mining	Manu- fac- toring	Trans. & Public Utilities	Trade	Finance, Insurance, Real Estate	Total Services	Gov- ern- ment
----- thousands of jobs -----								
94.0	0.7	5.3	5.0	2.5	26.4	10.2	31.1	12.8
96.2	0.7	4.9	5.0	2.5	27.1	10.3	32.8	12.9
94.8	0.7	4.8	5.0	2.6	26.5	10.3	32.4	12.5
96.5	0.9	4.5	5.2	2.7	26.9	10.3	33.5	12.5
98.9	0.9	4.7	5.0	2.5	27.4	9.8	35.5	13.1
100.6	0.7	4.7	4.7	2.6	28.0	9.2	37.2	13.5
102.4	0.5	5.0	5.0	2.8	27.6	9.4	38.3	13.8
104.8	0.5	5.7	4.9	3.3	27.8	9.7	38.9	14.0
105.4	0.5	6.0	4.3	2.8	27.6	9.9	39.9	14.4
109.4	0.5	5.7	4.8	3.7	29.0	9.8	41.3	14.6
112.8	0.6	5.7	4.6	3.2	31.7	10.1	42.3	14.6
115.1	0.6	5.7	4.0	3.2	34.0	10.2	43.4	14.0
117.6	0.7	5.7	3.7	3.3	35.9	10.2	44.4	13.8
119.8	0.7	5.7	3.5	3.3	37.6	10.2	45.2	13.7
121.8	0.7	5.7	3.4	3.3	39.0	10.2	45.8	13.6
123.7	0.7	5.7	3.4	3.4	40.3	10.2	46.5	13.5
125.6	0.7	5.8	3.3	3.4	41.4	10.3	47.1	13.6
127.4	0.7	5.8	3.4	3.5	42.5	10.3	47.7	13.5
129.2	0.7	5.9	3.5	3.5	43.6	10.3	48.3	13.4
131.0	0.7	5.9	3.7	3.6	44.7	10.3	48.8	13.3
132.9	0.7	6.0	3.8	3.7	45.7	10.3	49.4	13.4
134.8	0.7	6.1	3.9	3.7	46.8	10.4	49.8	13.4
136.3	0.7	6.1	4.1	3.8	47.8	10.4	50.2	13.3
137.5	0.7	6.2	4.1	3.8	48.7	10.4	50.5	13.1
138.6	0.7	6.2	4.1	3.9	49.6	10.4	50.7	12.9
139.4	0.7	6.3	4.1	3.9	50.4	10.4	50.9	12.8
140.1	0.7	6.4	3.9	4.0	51.1	10.4	51.0	12.6
140.7	0.7	6.4	3.8	4.0	51.7	10.4	51.1	12.5
141.2	0.7	6.5	3.5	4.1	52.3	10.5	51.2	12.5
141.7	0.7	6.6	3.2	4.1	52.9	10.5	51.4	12.4
142.0	0.7	6.6	2.8	4.2	53.4	10.5	51.5	12.3

San Francisco - San Mateo - Marin Counties

